

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Holyoke

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	18	+ 100.0%	96	118	+ 22.9%
Closed Sales	12	15	+ 25.0%	100	114	+ 14.0%
Median Sales Price*	\$316,750	\$360,000	+ 13.7%	\$294,500	\$291,250	- 1.1%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	38	23	- 39.5%
Percent of Original List Price Received*	108.3%	102.6%	- 5.3%	100.9%	103.8%	+ 2.9%
New Listings	9	18	+ 100.0%	111	137	+ 23.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

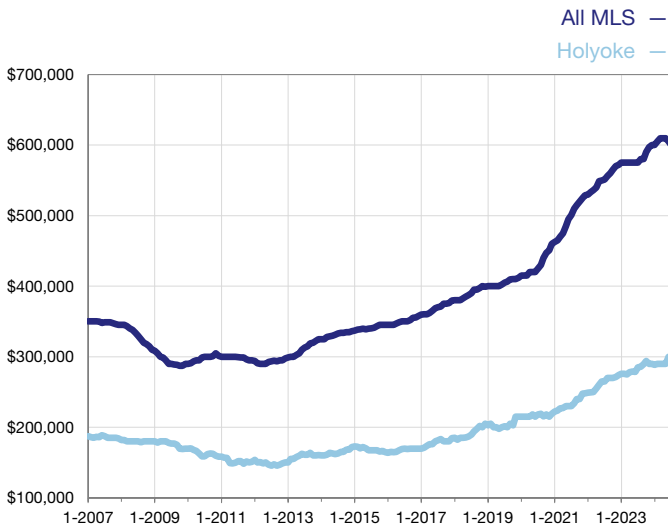
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	13	27	+ 107.7%
Closed Sales	1	0	- 100.0%	13	20	+ 53.8%
Median Sales Price*	\$164,700	\$0	- 100.0%	\$145,000	\$174,950	+ 20.7%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.6	2.5	+ 316.7%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	28	22	- 21.4%
Percent of Original List Price Received*	89.0%	0.0%	- 100.0%	99.2%	101.5%	+ 2.3%
New Listings	0	7	--	13	38	+ 192.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

